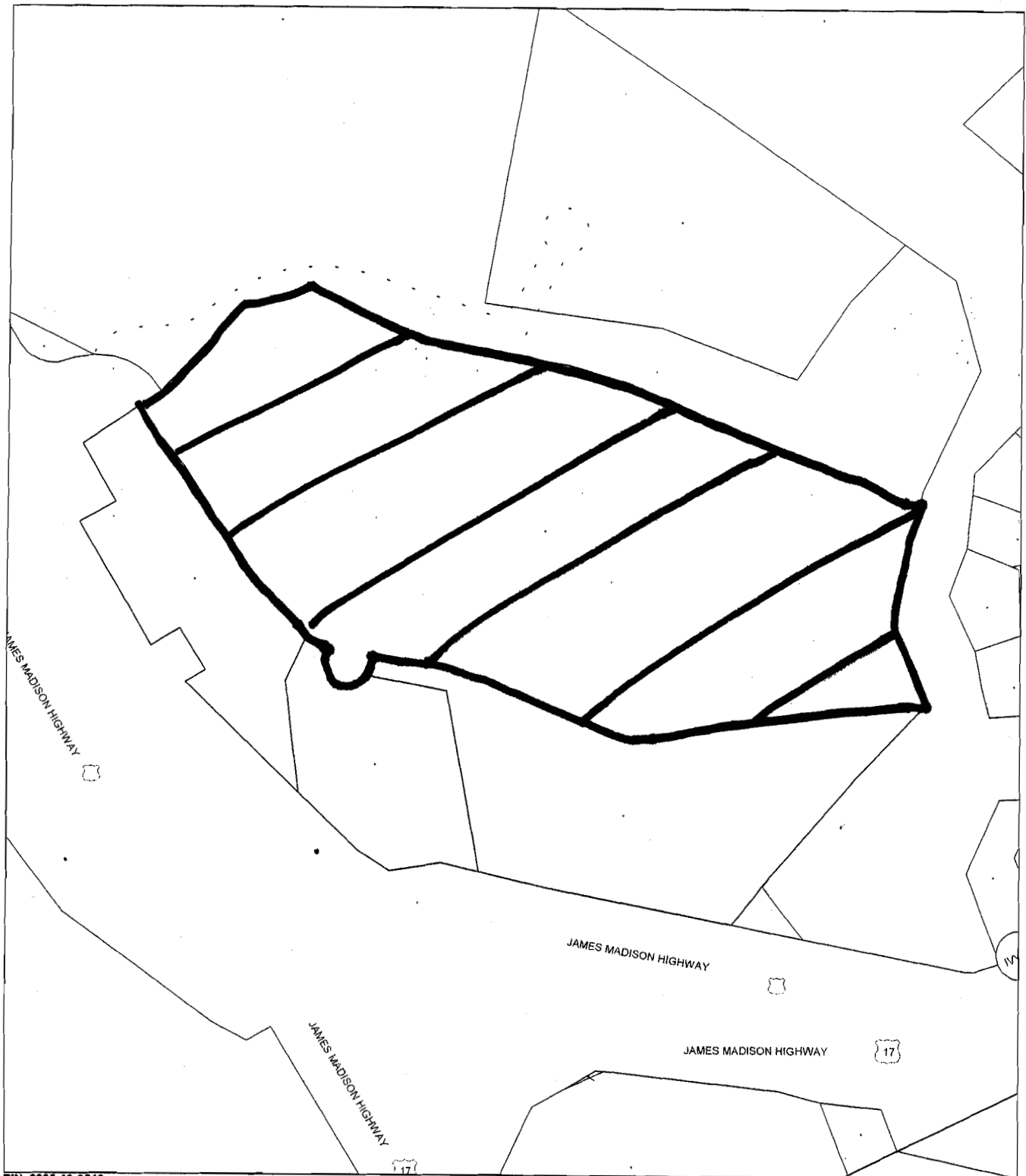


# ATTACHMENT 1



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ADDR=69 CULPEPER ST  
CITY=WARRENTON, VA  
ZIP=20186  
FMVLAND=0  
DEFER=0  
BLDG=68700  
TAXVAL=68700  
ACREAGE=22.3801  
BKPG=218/988  
SUBDIV=  
E911=7289 JAMES MADISON HWY  
SVCDIST=  
ZONE=R1YRA  
DATE=  
SALE=  
DISTRICT=3



**Fauquier County**  
**Geographic Information System**

Scale : 1 Inch = 300 Feet.  
Date Printed : 01/10/2006

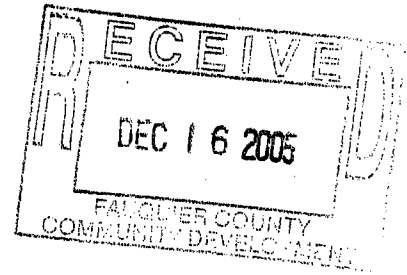
Color Aerial Imagery Copyright  
2002 Commonwealth of Virginia

This map does not meet  
surveying accuracy standards.



WALSH COLUCCI  
LUBELEY EMRICH  
& TERPAK PC

James P. Downey  
(703) 528-4700 Ext. 5426  
jdowney@arl.thelandlawyers.com  
Fax: (703) 528-6050



December 15, 2005

**BY HAND DELIVERY**

Elizabeth Cook  
Chief of Planning  
Department of Community Development  
Fauquier County  
40 Culpeper Street  
Warrenton, VA 22186

**Re: *Special Exception: Stonehill Estates Subdivision  
Statement of Justification***

Dear Ms. Cook:

Enclosed you will find an application for a Special Exception for Bluerock Creek, LLC ("Bluerock"), for a primary access road to cross the floodplain district in the proposed Stonehill Estates Subdivision. This Statement of Justification is submitted on behalf of Bluerock.

The proposed Stonehill Estates Subdivision is located north of the Town of Warrenton just east of the Route 17 Spur. There are four single family lots proposed in this subdivision on a 22.61-acre site zoned both RA and R1A preliminary plat has been submitted to Fauquier County and assigned an identification number of PPLT 06-CT-008. An access easement presently serves four lots: the main property of Stonehill Estates, and three additional existing lots to the south of the subject property. These three existing lots are also owned by Bluerock, but are not a part of this plan. The floodplain crossing relative to this special exception occurs only in the RA zone on the Stonehill Estates property. There is no alternative route for the ingress/egress to the proposed site, making this special exception essential for this development.

The proposed access road to Stonehill Estates Subdivision, to be known as Moffett Drive, would cross an existing bridge (see Exhibit A), which will not be altered in any way in the construction of this subdivision. The existing bridge is 22 feet wide, with the proposed pavement on the extended Moffett Drive to be 20 feet wide. This existing structure was built by VDOT at the same time the Route 17 Spur was built. The bridge complies with 10-year storm standards, with the necessary freeboard. The maximum vehicle counts per day, for the seven total lots to be served by proposed Moffett Drive, has been determined to be 70 vehicles per day. This vehicle count in no way puts any significant traffic increase on this existing bridge, which is

PHONE 703 528 4700 ■ FAX 703 525 3197 ■ WWW.THELANDLAWYERS.COM  
COURTHOUSE PLAZA ■ 2200 CLARENDON BLVD., THIRTEENTH FLOOR ■ ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 ■ PRINCE WILLIAM OFFICE 703 680 4664

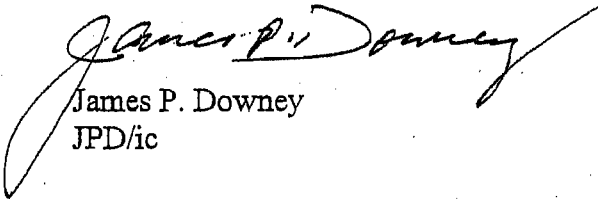
Elizabeth Cook  
December 15, 2005  
Page

more than adequately designed for this purpose. The proposed road will be graded in this area to bring it within the 10% slope limit in the Fauquier County Code. This grading will be done so as to minimize impact on the floodplain area. Bluerock has submitted a floodplain revision application which is currently in review by the Fauquier County Engineering Department (File #FPST06-CT-001). The proposed floodplain revision reflects a dramatic decrease of the floodplain delineation line (Exhibit A).

Therefore, we submit that the access road and bridge crossing are already in place and will have minimal impact on the floodplain, will have no detrimental effect of any kind, and that it is necessary to provide the applicant with reasonable use of the land.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, P.C.



James P. Downey  
JPD/ic

Enclosures

cc: Robert J. and Anne Michael Breeden  
Darin Mullen

**Blum + Bury**  
BLUM + BURY CONSULTING  
1100 West 10th Street  
Bismarck, North Dakota 58102  
TEL (701) 325-7700 Fax (701) 325-7701  
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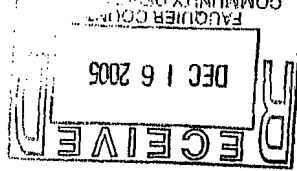
STONEHILL ESTATES  
CENTER MAGISTRIAL DISTRICT  
FAUQUIER COUNTY, VIRGINIA  
SPECIAL EXCEPTION PLAT

REVISION	DATE	NO.

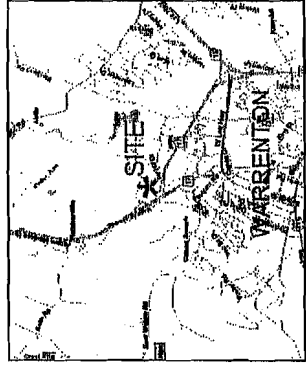


DATE	DESCRIPTION
DATE DEC. 13, 2005	PLANNING SET NO.
REVISION DEC. 14, 2005	REVISION SET NO.
REVISION DEC. 14, 2005	REVISION SET NO.
DATE DEC. 14, 2005	FINAL PLAT

SHEET  
1  
OF 2



OWNER/DEVELOPER  
BLUEROCK, LLC.  
FAUQUIER COUNTY, VIRGINIA



**SITE TABULATIONS:**

Total Site Area	7.68 Acres
Total Lot Area	4.00 Acres
Total Lot Area	21.08 Acres
Total Lot Area	4.00 Acres
Total Lot Area	4.00 Acres
Owner's Zoning	3.0 A Single-Family Residential
City Zoning	3.0 A Single-Family Residential
County Zoning	3.0 A Single-Family Residential
State Zoning	3.0 A Single-Family Residential
Federal Zoning	3.0 A Single-Family Residential
Regulatory Code	1 Single-Family

